

**FARMINGTON CITY
PLANNING COMMISSION MEETING**
December 13, 2012

WORK SESSION

Present: *Chairman Michael Nilson, Vice Chairman Michael Wagstaff, Commissioners Brett Anderson, Rick Draper, Kris Kaufman and Brigham Mellor, and Bob Murri, Alternate Commissioners Brad Dutson and Mack McDonald, Community Development Director David Petersen, Associate City Planner Christy Alexander, and Building Secretary Melissa Jackson*

Christy Alexander informed the Commission that the owners of a nearby mink farm have come forward with concerns regarding item #4. The main issues are the noise and light this new phase would produce and they want a 9' concrete fence and the developer is only willing to build a 6' vinyl fence.

A brief discussion took place regarding the Planning Commission calendar for 2013.

David Petersen announced that the demolition ordinance is still being worked on and he would like to form a committee to continue the work. Commissioners Mack McDonald and Brett Anderson are to serve on this committee and the first meeting will take place on December 19, 2012, at 5:00 pm.

David Petersen presented an update on the West Davis Corridor.

REGULAR SESSION

Present: *Chairman Michael Nilson, Vice Chairman Michael Wagstaff, Commissioners Brett Anderson, Rick Draper, Kris Kaufman and Brigham Mellor, Alternate Commissioners Brad Dutson and Mack McDonald, Associate City Planner Christy Alexander, and Building Secretary Melissa Jackson. Commissioner Bob Murri and Community Development Director David Petersen were excused.*

#1 – Minutes

Motion:

Rick Draper made a motion to approve the Minutes of the November 15, 2012 Planning Commission meeting. **Mike Wagstaff** seconded the motion which was approved by Commissioners **Nilson, Kaufman, Anderson, Mellor**, and Alternate Commissioner **McDonald**.

#2 – City Council Report

Christy Alexander went over items in the previous City Council meetings.

SUBDIVISION & PUD APPLICATIONS

#3 - Candland Olsen (Public Hearing) Applicant is requesting Preliminary Plat approval for Farmington Creek Estates PUD Phase 4, a 7 lot subdivision on approximately 3.65 acre of property located at approximately 1100 West and Country Lane in an AE (PUD) zone. (S-3-12)

Christy Alexander stated the applicant, Candland Olsen, is requesting Preliminary Plat approval for a major PUD subdivision on property located at approximately 1100 West and Country Lane. The proposed subdivision plat is Phase 4 and contains a total of 7 lots on 3.65 acres of property and will be the final phase of this subdivision. The underlying zone for this property is an AE (PUD) zone. Candland Olsen is proposing this Phase 4 adjacent to the existing Farmington Creek Estates Phases 1-3 Subdivision that has been built. Since the subdivision requires the dedication of a public road, the approval process consists of a Schematic Plan, Preliminary Plat and Final Plat. Mr. Olsen had previously received approvals for the schematic and preliminary plat for Phase 4 but his approvals have expired as the development agreement has expired. The applicant returned to the City to receive a new Schematic Plan approval earlier in 2012. The City Council placed a condition on the approval that Mr. Olsen needed to obtain a CLOMR from FEMA to get all properties, including all previous phases, out of flood plain. He has done so and provided it to the City. Candland Olsen received Schematic Plan approval for Phase 4 on June 19, 2012 and is now requesting Preliminary Plat approval for Farmington Creek Estates Phase 4 PUD.

Public Hearing opened at 7:15 p.m.

No public comment - closed public hearing 7:15 p.m.

Mike Wagstaff asked about the timing of removing the properties from the flood plain.

Mike Carlton, Wilding Engineering, 14721 S. Heritage Crest Way, Bluffdale, UT Mr. Carlton talked about the CLOMR process and their plan to bring in fill to raise the 7 new lots and 1100 West up to above the base line elevation.

Mike Wagstaff asked about the other properties in previous phases being brought out of the flood plain.

Mike Carlton said there are just 2 other properties the City has asked them to complete a Letter of Map Amendment for in the previous phases. Mr. Carlton stated they have been complete and documentation has been provided to the City.

Christy Alexander reminded the Commission to include the Street Tree Plan in their approval.

Motion:

Commissioner Mike Wagstaff made a motion to approve Preliminary Plat and the Street Tree Plan for the Farmington Creek Estates Phase 4 PUD Subdivision subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The applicant continues to work with the City and other agencies to address any outstanding issues remaining with regard to the Preliminary Plat prior to Final Plat approval

Mack McDonald seconded the motion which was approved by Commissioners, **Nilson, Draper, Kaufman, Anderson, and Mellor.**

Findings for Approval:

1. The proposed subdivision is desirable in that the platting of the property in this area will provide a cleaner description and record of the properties and residences in the subject area.
2. The proposed Preliminary Plat submittal is consistent with all necessary requirements for a Preliminary Plat as found in Chapter 6 of the City's Subdivision Ordinance.
3. The project is consistent with the Development Agreement and the Master Plan for the area.

#4 - Woodside Homes – Applicant is requesting a recommendation of Final Plat approval for Hunters Creek Phase 4B, a 28 lot conservation subdivision on approximately 14.8 acres of property located at approximately 2200 West and 800 North in an AE zone. (S-16-12)

Christy Alexander states that the applicant, Woodside Homes, is requesting a recommendation for Final Plat approval for a major conservation subdivision on property at approximately 2200 West and 800 North. The proposed subdivision plat is Phase 4B and contains a total of 28 lots on 14.8 acres of property. The underlying zone for this property is an AE zone. Woodside Homes is proposing to continue with a conservation subdivision adjacent to their existing Hunters Creek Phase 4A. The Planning Commission previously provided a recommendation to the City Council regarding the Final Plat approval for Phase 4 on December 14, 2006 and the City Council approved the Final Plat on February 6, 2007. Since then Woodside Homes had undergone financial difficulty and lost the property and had recently regained control of the land. The previous Final Plat approvals have expired over the past 5 years and require them to receive new approvals. The project has not changed and is still consistent with the Development Agreement and the Master Plan for the area and will not need new Preliminary Plat approvals as such. The applicant returned to the City to receive their Final Plat approval earlier in 2012 and had decided to divide Phase 4 into two sub-phases. Woodside Homes received Final Plat approval for Phase 4A on April 17, 2012 and is now requesting a recommendation for approval of the Final Plat for Hunters Creek Phase 4B.

Commissioner Rick Draper asked what kind of open space Woodside is giving in exchange for having a conservation subdivision.

Christy Alexander said Woodside provided a large conservation easement in previous phases with most of the open space on the west side near the lake and by the trail.

Woodside Homes Representative, **Garrett Seely**, 39 E. Eagleridge Dr., N.S.L., UT **Mr. Seely** stated that he did not have anything more to add.

Motion:

Commissioner Rick Draper made the motion to recommend that the City Council approve the Final Plat for the Hunters Creek Phase 4B Conservation Subdivision subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The applicant continues to work with the City and other agencies to address any outstanding issues remaining with regard to the Final Plat prior to recording the Plat.

Brigham Mellor seconded the motion which was approved by Commissioners, **Nilson, Wagstaff, Kaufman, Anderson, and Mack McDonald.**

Findings for Approval:

1. The proposed subdivision is desirable in that the platting of the property in this area will provide a cleaner description and record of the properties and residences in the subject area.
2. The proposed Final Plat submittal is consistent with all necessary requirements for a Final Plat as found in Chapter 6 of the City's Subdivision Ordinance.
3. The project is consistent with the Development Agreement and the Master Plan for the area.

#5 - Lew Swain – Applicant is requesting a recommendation of Final Plat approval for Oakridge Estates Phase 5, a 2 lot conservation subdivision on approximately 10.1 acres of property located at approximately North Compton Road and Oakwood Place in an LRF zone. (S-18-12)

Christy Alexander said the applicant, Shepard Ridge Enterprises L.C., is requesting a recommendation for Final Plat approval for a minor conservation subdivision on property located at approximately North Compton Road and Oakwood Place. The proposed subdivision plat is Phase 5 and contains a total of 2 lots on 10.1 acres of property. The underlying zone for this property is an LR-F zone. Shepard Ridge Enterprises brought in a revision back in June 2012 of their schematic plan adjacent to the existing Oakwood Estates Phases 1-3 Subdivision that has been built. City Council approved their Schematic Plan on June 19, 2012. The approval process consists of a Schematic Plan, Preliminary Plat and Final Plat. Staff approved the yield plan and the developer was able to get a density bonus for the open space he set aside. Because the open space would not be very usable in this subdivision, the developer requested an open space waiver from City Council at Final Plat of Phase 4 and paid the City just compensation for the open space. The Planning Commission approved the Preliminary Plat for the entire subdivision on June 14, 2012 and provides a recommendation to the City Council regarding each Final Plat. The applicant is now requesting a recommendation for approval of the Final Plat for Oakwood Estates Phase 5.

The applicant has no comments.

Motion:

Commissioner Brett Anderson made a motion to recommend that the City Council approve the Final Plat for the Oakwood Estates Phase 5 Conservation Subdivision subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The applicant continues to work with the City and other agencies to address any outstanding issues remaining with regard to the Final Plat prior to recording the Plat.

Mack McDonald seconded the motion which was approved by Commissioners, **Nilson, Wagstaff, Draper, Kaufman, and Mellor**.

Findings for Approval:

1. The proposed subdivision is desirable in that the platting of the property in this area will provide a cleaner description and record of the properties and residences in the subject area.
2. The proposed Final Plat submittal is consistent with all necessary requirements for a Final Plat as found in Chapter 5 of the City's Subdivision Ordinance.
3. The project is consistent with the Development Agreement and the Master Plan for the area.

OTHER BUSINESS

Christy Alexander presents the proposed 2013 Planning Commission Meeting calendar.

It was decided that Planning Commission and City Council would have a joint meeting January 15, 2013 to conduct training. Due to this added meeting it was decided that the January 24th Planning Commission meeting would be cancelled. Also to avoid having a meeting on Valentine's Day, February 14th, the meeting would be held instead on January 31st.

Commissioner Mike Wagstaff made a motion to approve the Planning Commission calendar with the changes discussed. **Rick Draper** seconds the motion which is approved by Commissioners, **Nilson, Kaufman, Anderson, Mellor and McDonald**.

Mike Wagstaff nominates Commissioner **Bob Murri** as 2013 Chairman. **Brett Anderson** seconds the motion which was approved by Commissioners, **Nilson, Wagstaff, Draper, Kaufman, Mellor and McDonald**.

Michael Nilson nominates Commissioner **Kris Kaufman** as 2013 Vice Chairman. **Mike Wagstaff** seconds the motion which is approved by Commissioners, **Draper, Kaufman, Anderson, Mellor and McDonald**.

ADJOURNMENT

Motion:

At 7:40 p.m. Commissioner **Mike Wagstaff** made a motion to adjourn the meeting. **Brett Anderson** seconded the motion which was approved by Commissioners, **Nilson, Draper, Kaufman, Mellor and McDonald**.

Michael Nilson, Chairman
Farmington City Planning Commission